



3 Sandy Cove Eastcliff, Porthtowan, TR4 8AP

£255,000



****FOR SALE WITH NO ONWARD CHAIN****

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Nestled in the charming seaside village of Porthtowan, this delightful terraced cottage offers a perfect blend of comfort and coastal living.

One of the standout features of this property is its desirable location. Just a short stroll away, you will find the beautiful sandy beach, perfect for leisurely walks, sunbathing, or enjoying water sports. The vibrant village atmosphere offers a range of local amenities, including shops, cafes, and restaurants, ensuring that everything you need is within easy reach.

As you step inside the property, you have a convenient porch area with double doors opening to the light and airy open plan kitchen and living room. The open plan space benefits from a woodburner, making it an inviting and cosy place to unwind during those winter evenings.

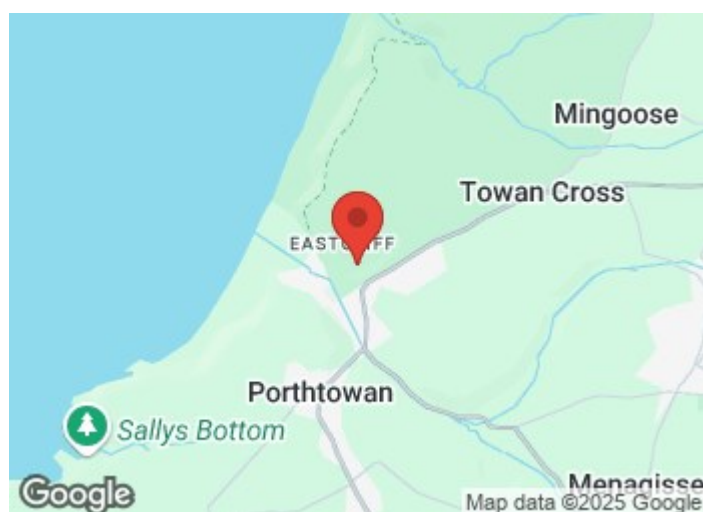
Upstairs you have one good sized double bedroom with a fitted wardrobe with sliding doors and one single bedroom suitable for a small child or to be used as an office space. There is also the shower room with a corner shower cubicle and an electric heated towel rail.

Additionally, this property comes with the added benefit of a right to access shared communal area at the rear, split over two levels and a freehold parking space at the front, a rare find in such a desirable coastal area. Whether you are looking for a permanent residence or a holiday home, this cottage presents an excellent opportunity to embrace the idyllic seaside lifestyle.

Tenure: Freehold

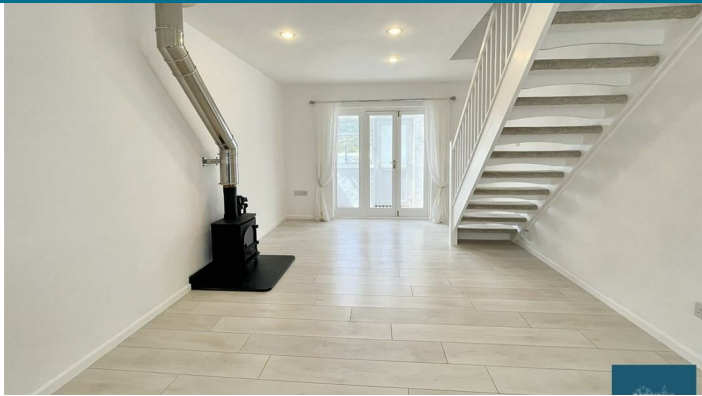
Council Tax Band: A

EPC: E

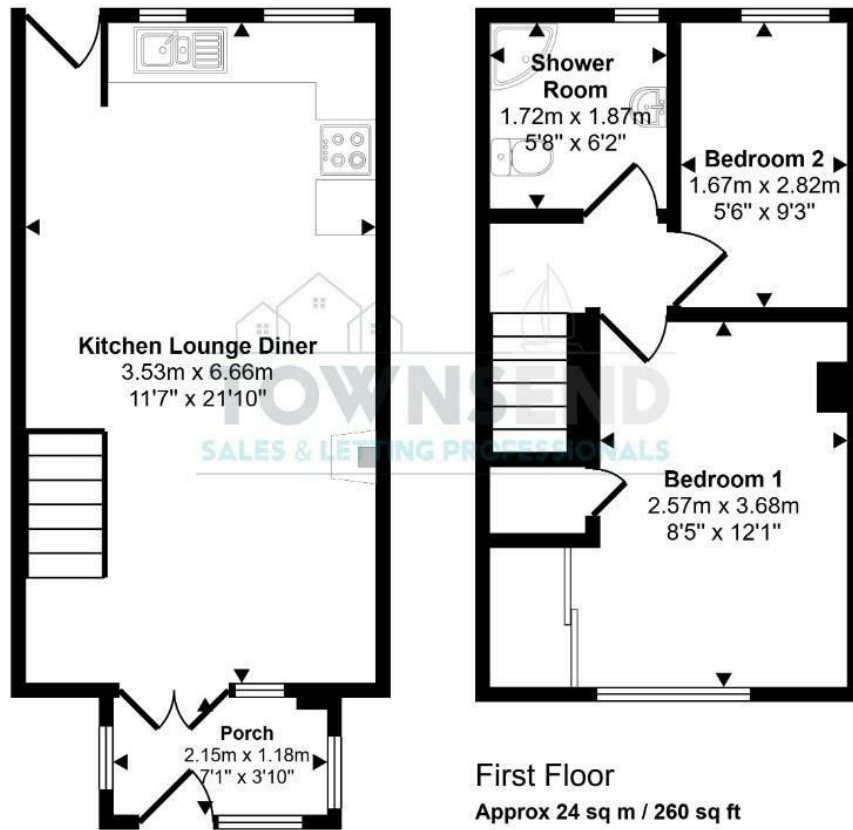


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	39	80
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Approx Gross Internal Area
50 sq m / 543 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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